

**PROPOSED COUNCIL STUDY ISSUE**

**For Calendar Year:** 2004

**Continuing** ☐

**New** ☐

**Previous Year (below line/defer)** ☒

**Issue:** Solar access to residential property

**Lead Department:** Community Development

**General Plan Element or Sub-Element:** Community Design Sub-Element

**1. What are the key elements of the issue? What precipitated it?**

This issue originates from concerns about the amount of shadow that new two (or more) story structures cast on adjacent residential property. New residential second stories, multi-story commercial structures and mature trees can significantly impact the amount of sun and light a neighboring property receives. Currently the Sunnyvale Municipal Code has a Solar Access Ordinance that limits the amount of roof area shaded by a new building. The intent of this ordinance was to ensure that rooftop solar collectors would not be rendered inoperable by new development. The existing ordinance does not address effects of blocked sunlight on adjacent yards.

The study will examine the impacts associated with shading of residential property, and analyze potential regulations or policies that could address these impacts.

This item was ranked 5 of 5 by the Planning Commission and 12 of 12 by the City Council in 2003.

**2. How does this relate to the General Plan or existing City Policy?**

**Community Design Sub-Element**

**C.5.g** Avoid tall buildings that substantially shade adjoining residential properties.

**C.5.h** Continue to require additional setbacks for new construction when necessary to preserve the light, air views and privacy of adjoining residential properties.

**Land Use and Transportation Element**

**N1.4** Preserve and enhance the high quality character of residential neighborhoods.

**3.5.D.1** Encourage a built environment which uses the properties of nature for building heating and cooling.

**3.5.5E.1** Promote the energy efficiency of existing buildings**3. Origin of issue:****Councilmember:** \_\_\_\_\_**General Plan:** \_\_\_\_\_**Staff:** \_\_\_\_\_**BOARD or COMMISSION**

Arts	<input type="checkbox"/>	Library	<input type="checkbox"/>
Bldg. Code of Appeals	<input type="checkbox"/>	Parks & Rec.	<input type="checkbox"/>
CCAB	<input type="checkbox"/>	Personnel	<input type="checkbox"/>
Heritage & Preservation	<input type="checkbox"/>	Planning	<input checked="" type="checkbox"/>
Housing & Human Svcs	<input type="checkbox"/>		

**Board / Commission Ranking/Comment:**

\_\_\_\_\_ Board / Commission ranked \_\_\_\_\_ of \_\_\_\_\_

**4. Due date for Continuing and Mandatory issues (if known):** \_\_\_\_\_**5. Multiple Year Project?** Yes ☐ No ☒ **Expected Year of Completion** 2004**6. Estimated work hours for completion of the study issue.****(a) Estimated work hours from the lead department** 200**(b) Estimated work hours from consultant(s):** \_\_\_\_\_**(c) Estimated work hours from the City Attorney's Office:** 30**(d) List any other department(s) and number of work hours:**Department(s): Public Works 20**Total Estimated Hours:** 250**7. Expected participation involved in the study issue process?****(a) Does Council need to approve a work plan?** Yes ☐ No ☒

(b) Does this issue require review by a Board/Commission?

Yes ☒ No ☐

If so, which Board/Commission? Planning Commission

(c) Is a Council Study Session anticipated?

Yes ☐ No ☒

(d) What is the public participation process?

A focus meeting with the public may be held to hear concerns and understand the expectations of residential property owners. Standard noticing and advertisements will be a part of this process.

**8. Estimated Fiscal Impact:**

Cost of Study	<u>\$ 0</u>
Capital Budget Costs	<u>\$ 0</u>
New Annual Operating Costs	<u>\$ 0</u>
New Revenues or Savings	<u>\$ 0</u>
10 Year RAP Total	<u>\$ 0</u>

**9. Staff Recommendation**

- ☐ Recommended for Study
- ☐ Against Study
- ☒ No Recommendation

Explain below staff's recommendation if "for" or "against" study. Department director should also note the relative importance of this study to other major projects that the department is currently working on or that are soon to begin, and the impact on existing services/priorities.

*reviewed by*

\_\_\_\_\_  
**Department Director**

\_\_\_\_\_  
**Date**

*approved by*

\_\_\_\_\_  
**City Manager**

\_\_\_\_\_  
**Date**